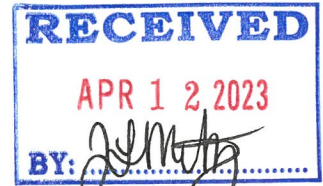


# **Application**



**EASEMENT APPLICATION**  
**CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT**

Address: 1300 White Street • Key West, Florida 33040  
 Phone: 305-809-3764  
 Website: [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov)



**Application Fee Schedule**

Easement Application Fee	\$ 2,431.01
Advertising and Noticing Fee	\$ 325.50
Fire Department Review Fee	\$ 115.76
Total Application Fee	\$ 2,872.27

For each additional easement on the same parcel there is an additional fee of \$578.81

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

**PROPERTY DESCRIPTION:**

Site Address: 900 Frances Street, Key West, Florida 33040  
 Zoning District: HHDR Real Estate (RE) #: 00020740-000000  
 Property located within the Historic District?  Yes  No

**APPLICANT:**

Owner  Authorized Representative  
 Name: Oropeza Stones & Cardenas, PLLC Mailing  
 Address: 221 Simonton Street, Key West City:  
 State: Florida Zip: 33040 Home/Mobile Phone: 305-294-0252 Office:  
 Fax: \_\_\_\_\_  
 Email: greg@oropezastonescardenas.com

**PROPERTY OWNER: (if different than above)**

Name: 900 Frances Street, LLC, a Florida limited liability company Mailing  
 Address: 900 Frances Street, Key West City:  
 State: Florida Zip: 33040 Home/Mobile Phone: 305-294-0252 Office:  
 Fax: \_\_\_\_\_  
 Email: greg@oropezastonescardenas.com

**Description of requested easement and use:** The historic structure located at 900 Frances Street currently encroaches on the public right of way. The easement, which is for a total of approximately 156.51 square feet, is requested to allow the structure to remain in its current state.



# **Authorization Form**





**City of Key West  
Planning Department**

**Authorization Form**  
*(Where Owner is a Business Entity)*

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Dennis Piscopink as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Manager of 900 Frances Street, LLC, a Florida LLC  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Oropeza, Stones & Cardenas, PLLC  
*Please Print Name of Representative*

to be the representative for this application and act on my/our behalf before the City of Key West.

*Signature of person with authority to execute documents on behalf of entity owner*

Subscribed and sworn to (or affirmed) before me on this 4.12.2023  
*Date*

by Dennis Piscopink  
*Name of person with authority to execute documents on behalf of entity owner*

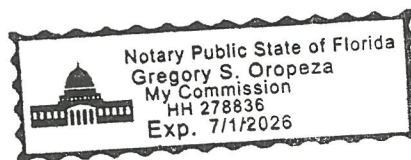
He/She is personally known to me or has presented \_\_\_\_\_ as identification.

\_\_\_\_\_

*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



# Verification Form



**City of Key West  
Planning Department  
Verification Form**  
*(Where Applicant is an entity)*


I, Gregory S. Oropeza, in my capacity as Managing Partner  
*(print name)* *(print position; president, managing member)*  
of Oropeza, Stones & Cardenas, PLLC  
*(print name of entity)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

900 Frances Street, Key West, Florida 33040  
*Street address of subject property*

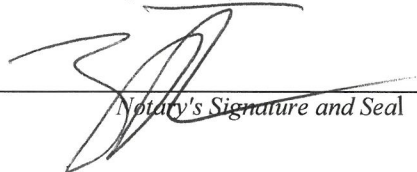
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Applicant*

Subscribed and sworn to (or affirmed) before me on this 4/12/23 by  
*date*  
Gregory S. Oropeza  
*Name of Applicant*

He/She is personally known to me or has presented \_\_\_\_\_ as identification.

  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*

\_\_\_\_\_  
*Commission Number, if any*



# **Property Record Card**

**Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00020740-000000  
 Account# 1021474  
 Property ID 1021474  
 Millage Group 10KW  
 Location Address 900 FRANCES St 101, KEY WEST  
 Legal Description KW PT LOT 1 SQR 3 TR 6 G22-65/66 OR602-877 OR854-2375 OR986-566/67 OR2213-156/59 OR3025-0864  
 (Note: Not to be used on legal documents.)  
 Neighborhood 6103  
 Property Class SINGLE FAMILY RESID (0100)  
 Subdivision  
 Sec/Twp/Rng 05/68/25  
 Affordable No  
 Housing



**Owner**

900 FRANCES STREET LLC  
 900 Frances St  
 Key West FL 33040

**Valuation**

	2022 Certified Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	\$476,043	\$435,037	\$445,648	\$413,816
+ Market Misc Value	\$283	\$283	\$283	\$283
+ Market Land Value	\$739,238	\$484,355	\$440,463	\$415,822
= Just Market Value	\$1,215,564	\$919,675	\$886,394	\$829,921
= Total Assessed Value	\$1,011,643	\$919,675	\$234,738	\$229,461
- School Exempt Value	\$0	\$0	(\$25,000)	(\$25,000)
= School Taxable Value	\$1,215,564	\$919,675	\$209,738	\$204,461

**Historical Assessments**

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2021	\$484,355	\$435,037	\$283	\$919,675	\$919,675	\$0	\$919,675	\$0
2020	\$440,463	\$445,648	\$283	\$886,394	\$234,738	\$25,000	\$209,738	\$500,000
2019	\$415,822	\$413,816	\$283	\$829,921	\$229,461	\$25,000	\$204,461	\$500,000
2018	\$381,940	\$435,037	\$283	\$817,260	\$225,183	\$25,000	\$200,183	\$500,000

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL DRY (010D)	3,348.00	Square Foot	36	93

**Buildings**

Building ID	1570	Exterior Walls	ABOVE AVERAGE WOOD with 27% ABOVE AVERAGE WOOD
Style	2 STORY ELEV FOUNDATION	Year Built	1924
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Gross Sq Ft	3820	Foundation	WD CONC PADS
Finished Sq Ft	2943	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	SFT/HD WD
Perimeter	424	Heating Type	FCD/AIR NON-DC with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	1

Depreciation % 24  
 Interior Walls WALL BD/WD WAL

Half Bathrooms 1  
 Grade 550  
 Number of Fire Pl 0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	36	0	0
FLA	FLOOR LIV AREA	2,943	2,943	0
SBF	UTIL FIN BLK	841	0	0
<b>TOTAL</b>		<b>3,820</b>	<b>2,943</b>	<b>0</b>

### Yard Items

Description	Roll Year	Size	Quantity	Value	Grade
CONC PATIO	1984	0x0	1	\$708	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
6/1/2020	\$199,000	Warranty Deed	2268210	3025	0864	30 - Unqualified	Improved		
5/1/1982	\$75,000	Warranty Deed		854	2375	Q - Qualified	Improved		

### Permits

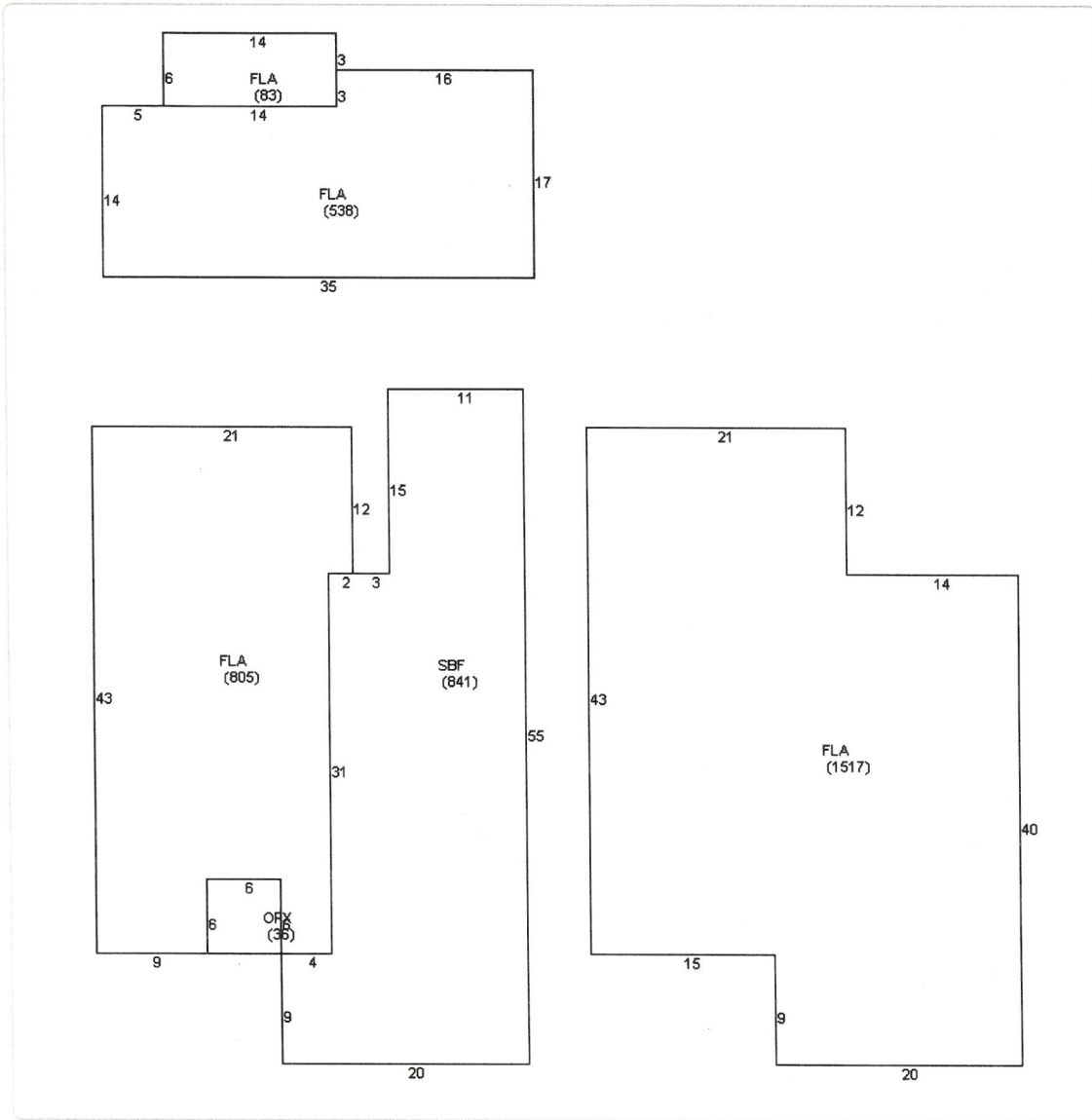
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
21-2592	11/30/2021	10/25/2022	\$23,800	Residential	Remove 175Q existing Metal Shingles and replace with the same. **NOC required*
10-129	4/12/2010	11/30/2011	\$4,000		REPLACE ALL ELECTRIC 560sf, WATER HEATER, RANGE 3.5 AC, DRYER, SERVICE SUBFEED
10-0778	3/12/2010	11/30/2010	\$2,300		INSTALL 2 TON CENTRAL AC ON BATHROOM EXHAUST DUCT AND ONE DRYER DUCT 8 OPENINGS
10-0790	3/12/2010	11/30/2010	\$2,400		REPLACE MAIN SEWER LINE, NEW WATER LINES AND DRAINS TO EXISTING BATH, KITCHEN AND WASHER. REPLACE FIXTURES
10-0506	2/18/2010	11/30/2010	\$4,800		REPLACE EXISTING METAL SHINGLES 8 SQRS WITH METAL SHINGLES
09-0330	2/10/2009	11/30/2010	\$4,000		REPLACE 800SF OF NOVELTY SIDING TO MATCH EXISTING & PAINT WHITE
09-0117	1/21/2009	11/30/2010	\$1,500		EMERGENCY REPAIRS TO FRAME WALL/MISC DEMO INTERIOR FINISH
03-1878	8/7/2003	11/25/2003	\$1,500		ELE METER

### View Tax Info

[View Taxes for this Parcel](#)

### Sketches (click to enlarge)





Photos



TRIM Notice

[2022 TRIM Notice \(PDF\)](#)

2022 Notices Only

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

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Developed by  
 Schneider  
GEOSPATIAL

Version 2.3.254



# **Legal Description**



# Site Photos



Key West, Florida  
Google Street View  
Jul 2018 See more dates

Image capture: Jul 2018 © 2023 Google



900 Frances St

All

Street View & 360°





Key West, Florida  
Google Street View  
Jun 2015 See more dates

Image capture: Jun 2015 © 2023 Google

← 900 Frances St

All Street View & 360°





Key West, Florida  
Google Street View  
Jul 2018 See more dates

Image capture: Jul 2018 © 2023 Google

← 900 Frances St

All Street View & 360°

# Warranty Deed

This Instrument Prepared by and Return to:

**Debbie Condella**  
THE CLOSING DEPARTMENT, INC.  
3432 Duck Avenue  
Key West, Florida 33040  
Our File No.: **CD-6727**  
Property Appraisers Parcel Identification (Folio) Number: **00020740-000000**

Florida Documentary Stamps in the amount of **\$1,393.00** have been paid hereon.  
Consideration paid \$199,000.00.

\_\_\_\_\_ Space above this line for Recording Data \_\_\_\_\_

# **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 1st day of **June, 2020** by **Matthew D. Piscopink, a married man, joined by Trinidad Piscopink, his wife** whose post office address is **900 Frances Street, Key West, Florida 33040** and **Susan Piscopink now known as Susan Jean Jobe, a married woman** whose post office address is **760 Rider Road, Boynton Beach, Florida 33435** herein called the Grantors,

to **900 Frances Street, LLC, a Florida Limited Liability Company** whose post office address is **900 Frances Street, Key West, Florida 33040**, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns.)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Monroe County, State of Florida, viz.:

**Part of Tract 6, according to Wm. A. Whitehead's map of the Island of Key West, delineated in February 1829, but more fully described according to the map of the City of Key West, as drawn and surveyed by Chas. W. Tift and recopied and diagramed from plats of record, by George W. Reynolds, December 1900; as part of Lot 1, Square 3, of said Tract 6, Commencing at the corner of Frances and Olivia Streets in the City of Key West, and running thence in a Southeasterly direction along Frances Street 36 feet; thence at right angles in a Southwesterly direction 93 feet; thence at right angles in a Northwesterly direction 36 feet to Olivia Street thence at right angles Northeasterly along Olivia Street 93 feet to the Point of Beginning. All lying and being in Monroe County, Florida.**

**Property Address: 900 Frances Street, Key West, Florida 33040**

**Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.**

**Subject to Purchase Money First Mortgage in favor of Justo Maqueira and Isabel Maqueira in the original principal amount of \$70,000.00**

**GRANTOR(S) HEREIN WARRANTS AND REPRESENTS THAT THE LAND CONVEYED IN THIS WARRANTY DEED IS NOT THE HOMESTEAD OF SUSAN PISCOPINK NOW KNOW AS SUSAN JEAN JOBE WHOMS ADDRESS IS 760 RIDER ROAD, BOYNTON BEACH, FLORIDA 33435.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in



anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Deborah Condella  
Witness #1 Signature

**Deborah Condella**

Witness #1 Printed Name

Vivian Perez  
Witness #2 Signature

**VIVIAN PEREZ**

Witness #2 Printed Name

Matthew D. Piscopink  
Matthew D. Piscopink

Trinidad Piscopink  
Trinidad Piscopink

**State of Florida**  
**County of Monroe**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29<sup>th</sup> day of MAY, 2020, by **Matthew D. Piscopink, Trinidad Piscopink** who is/are personally known to me or have produced \_\_\_\_\_ as identification.

**SEAL**



My Commission Expires

Deborah A. Condella  
Notary Public

Printed Notary Name

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1 Signature

WILLIAM KLINE  
Witness #1 Printed Name

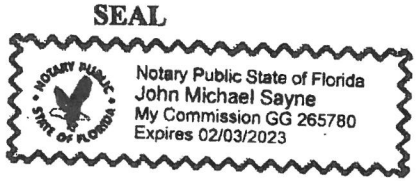
[Signature]  
Susan Piscopink now know as Susan Jean  
Jobe

[Signature]  
Witness #2 Signature

JOANNE KELLAR  
Witness #2 Printed Name

State of FLORIDA  
County of Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of May, 2020, by Susan Piscopink now know as Susan Jean Jobe who are personally known to me or have produced FDL #100-790518010 as identification.



My Commission Expires: 2-3-23

[Signature]  
Notary Public  
John Michael Sayne  
Printed Notary Name

# **Certification of Liability Insurance**



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/14/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Diamond Insurance Partners 8501 N Scottsdale Rd, Ste 200  Scottsdale AZ 85253		<b>CONTACT NAME:</b> Mandy Thorsen <b>PHONE (A/C, No, Ext):</b> (305) 292-6060 <b>FAX (A/C, No):</b> (305) 292-6002 <b>E-MAIL ADDRESS:</b> mthor@kwdiamond.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> Century Surety Company	
		<b>INSURER B:</b>	
		<b>INSURER C:</b>	
		<b>INSURER D:</b>	
		<b>INSURER E:</b>	
		<b>INSURER F:</b>	
<b>INSURED</b> 900 Frances Street LLC 7 Amaryllis Dr  Key West FL 33040			

**COVERAGES**

CERTIFICATE NUMBER: CL2341439414

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.


INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>			CCP1133304	04/14/2023	04/14/2024	EACH OCCURRENCE \$ 1,000,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							MED EXP (Any one person) \$ 5,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000	
	<b>AUTOMOBILE LIABILITY</b>						GENERAL AGGREGATE \$ 2,000,000	
	<input type="checkbox"/> ANY AUTO						PRODUCTS - COMP/OP AGG \$ 2,000,000	
	<input type="checkbox"/> OWNED AUTOS ONLY							
	<input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$	
	<input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person) \$	
	<input type="checkbox"/> NON-OWNED AUTOS ONLY						BODILY INJURY (Per accident) \$	
	<b>UMBRELLA LIAB</b>						PROPERTY DAMAGE (Per accident) \$	
	<input type="checkbox"/> OCCUR							
	<b>EXCESS LIAB</b>						EACH OCCURRENCE \$	
	<input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$	
	DED							
	RETENTION \$							
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT \$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$	
							E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is listed as additional insured per written contract with respects to general liability per formCG2013 04 13

For easement; awning over sidewalk at 900 Frances St. Key West, FL 33040

**CERTIFICATE HOLDER****CANCELLATION**

The City of Key West 1300 White St  Key West FL 33040	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

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